

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 51 | | BAY STATE RD, ARLINGTON |

OWNERSHIP

| | | | | |
|-----------|-----------------------------|-------|-------|------------|
| Owner 1: | SULLIVAN JACQUELINE J TRS | | | |
| Owner 2: | THE OPPEDISANO REALTY TRUST | | | |
| Owner 3: | | | | |
| Street 1: | 51 BAY STATE ROAD | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | |
|-----------|-------|--|
| Owner 1: | | |
| Owner 2: | | |
| Street 1: | | |
| Twn/City: | | |
| St/Prov: | Cntry | |
| Postal: | | |

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Aluminum Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.15934 | Total SF/SM: | 6941 | Parcel LUC: | 101 | One Family | Prime NB Desc | KEL/MANOR | | Total: | 533.995 | Spl Credit | | Total: | 534.000 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

800,200 /

800,200

800,200 /

800,200

800,200 /

800,200

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 6941.000 | 266,200 | | 534,000 | 800,200 |
| | | | | | |
| | | | | | |
| Total Card | 0.159 | 266,200 | | 534,000 | 800,200 |
| Total Parcel | 0.159 | 266,200 | | 534,000 | 800,200 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 553.39 | /Parcel: 553.39 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 266,200 | 0 | 6,941. | 534,000 | 800,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 256,800 | 0 | 6,941. | 534,000 | 790,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 256,800 | 0 | 6,941. | 534,000 | 790,800 | 790,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 209,800 | 0 | 6,941. | 691,100 | 900,900 | 900,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 209,800 | 0 | 6,941. | 439,800 | 649,600 | 649,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 209,800 | 0 | 6,941. | 402,100 | 611,900 | 611,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 209,800 | 0 | 6,941. | 326,700 | 536,500 | 536,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 196,300 | 0 | 6,941. | 326,700 | 523,000 | 523,000 | Year End Roll | 12/11/2014 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/10/2017 | MEAS&NOTICE | BS | Barbara S |
| 5/6/2009 | Meas. Denied | 372 | PATRIOT |
| 10/5/1999 | Mailer Sent | | |
| 10/5/1999 | Measured | 243 | PATRIOT |
| 9/1/1991 | | PM | Peter M |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

Sign:

VERIFICATION OF VISIT NOT DATA

